

Concerned Members Report on Scheduled SLPPOA Board Meeting, Sept. 9, 2014

NOTE: this is not the annual meeting minutes that the board is responsible for producing

Attendees: Board Members: J. Kilburg, P. Veverka, J. Brophy, S. Bennett, J. Nyhan, E. Fredlund. Association Members: H. Corn, J. Downing, B. van Ruyckvelt, M. Moore (Barbara and Mary took notes and wrote this report.)

First items were to approve the meeting's agenda, and next the August 12, 2014, minutes. No mention of the missing July minutes.

Financial Report – J. Kilburg

Showed Budget Worksheet. Reported \$87K in operating budget, \$61K in reserves, \$2.5K in special assessment funds for a total of \$152K. Discussed the budget and noted that the Board has overrun its budget in legal.

She discussed delinquents and said the attorney was dealing with 6 members. He has collected on three. Out of the other three, two members have been contacted, and one he cannot find and is not responding. She said they would deal with that in the executive meeting.

Total amount in arrears = \$11K: \$5K from dues and another \$6K from special assessments. And about \$4K is still "uncollectable" because of a foreclosure. The amount owed in delinquencies increased a bit from last month because they've added \$75 in legal fees and \$25 for the cost of filing the liens on each member.

Water Maintenance -- P. Veverka

They replace valves at Aspen & Los Griegos, ++ didn't get all the sites. Corn said before they replaced the valve at Aspen - there was a big leak.

They talked about the meadow leak and Peter said they needed to get the helium company in to test again. They are more optimistic about finding the leak because they can now shut off all of System 1. They dug an exploratory hole and it quickly filled with water. Peter also said he wanted to coordinate with the homeowners with leaks to see if they want to do a test on their property when the company is working on the meadow. This would be less expensive since the company might reduce the price depending on how many owners opt in. The total cost for the leak detection project for the Association was not discussed, but Peter did mention that it costs \$1600 to fill the helium tank.

He also mentioned at this point that a blowout valve which they have now, can be flushed.

Barbara asked if they were keeping records and photos of the work they were doing, and the consensus among Peter, Harold and Jack was that documentation was not complete. They hinted that they'd like a volunteer to help with such a project but no action item was taken to appoint someone to be in charge to keep these valuable documents.

Also Peter said they need to acquire three new Master Meters. (We are not sure what these do and where do they go—probably on the wells.)

Raue is doing a lot of the work for SLPPOA now and worked recently in the meadow. Peter asked about his budget and Judy told him he had enough money left to work on this project.

Meter Report – H. Corn commented that Judy and Mark Stanley did the water usage readings last month and the results are on the web. The board discussed logs that are not being kept in the well/pump houses. Jack made a comment that the DWB does not require each log-in/out sign in for each person that enters. (He made no mention of what should be logged - this should be cleared up.)

Water Compliance - J. Nyhan

Peter mentioned the Association installed three new chlorinators that the new water operator, Frank Naranjo, recommended. Jack said installation was messy, and Peter said it was dangerous. These have a single unit motor with a single feed. The old systems were poorly installed. Barbara asked Jack later in the meeting the make of the 3 chlorinators, but he could not remember. Hopefully he will have it by Sat. At one point M. Moore asked whether the water operator or Peter and Jack were doing the chlorination. Their answer wasn't completely clear, but we think it is the water operator that performs this task.

Additional safety equipment will be ordered for the chlorination locations: splash shields for eye protection, heavy gloves, and a two suction pumps that will dispense the chlorine.

Jack stated that the NM State has requested a Sanitary Survey and this will be done in a few months. Joe made a comment that we did not have a water operator but later retracted that statement. Frank collects samples and follows sampling plan required by the state. Jack assured us that the Association is in compliance on this issue.

Jack talked about an issue that still needs attention: locking devices on well heads. Raue and Jack (plus volunteers?) recently put up required fencing (not sure where).

Peter talked about calibrating the gauges/meters but did not state when this would be done.

Firewise – E. Fredlund

The Pinos fire created an “amazing” buffer zone that is now south of the subdivision.

Jack spoke with the county supervisor over concerns whether the little bridge over forest road 10 was strong enough to accommodate emergency vehicles and what would happen if it is damaged. If it is damaged, how would members get to work since it is the only way out to the highway?

Eleni said the last report she saw from the fire chief was that the bridge was strong enough for their trucks.

Eleni said there was a new fire manager, Eric, and she would ask him again about High Road being open in case of emergency evacuations. Joe also asked if it is possible to use High Road

since it is private property. Eleni will asked the new fire chief again about getting an official statement if we can use it.

Community Relations – J. Nyhan

Jack said he has talked to a lot of people that could not navigate the new website. Judy acknowledged the problem and said she's working the Mr. Schact to improve it. She also said that a lot of data when missing when the website was handed over to the new webmaster. Barbara asked about the minutes for 2013. Judy said they were scrambling to find the past minutes. Barbara asked them "didn't they keep hard copies?" and "why weren't the minutes kept on the Association computer?" Judy thought that some of this data might be on individual computers.

The other question Jack gets a lot is how to determine whether a household has a leak. He said he's been able to show how to use the water meter to determine this. One shuts off all water use in the house and if the meter continues to run, there is a leak. People are beginning to appreciate the utility of water meters.

Roads - J. Brophy

Joe is getting tired of roads and will try and hand the responsibility to someone else on the new board. But he was able to get P. Meskimen to deliver and spread 5 loads of milling recently. (He didn't say this, but we think it was spread on Los Griegos.) Also Pete did a maintenance pass throughout the subdivision, but Judy and Eleni mentioned it hadn't filled in all the holes. Hovenweep Loop is maintained by Sandoval County.

Joe said the new board has these three issues to resolve regarding roads: 1) Set up a snow removal contract with Martin Crane in October. There is adequate money in the budget for this. 2) Next spring, get Pete to unplug culverts with a new machine he has that can flush them. 3) Issues with the sander have to be resolved.

Legal – S. Bennett stated that only two Board members have seen the attorney: Joe and Judy. The attorney is dealing with delinquents as stated above.

Architecture – S. Bennett reviewed one shed placement.

Parks - Judy stated Rich mowed the Firehouse park, and the Oteros did the other park.

Old Business - J. Brophy talked about the water operator contract status. Jack stated that the water operator offered to work for free this year in exchange for a letter from us confirming his work. He can use this as a tax write off. Next year he will charge us.

Jack mentioned that our water operatory is training someone from Thompson Ridge because he is not sure if Frank will retire. Peter said he has a sampling business which Jack said was spic and span. Jack thanked Barbara for finding the new water operator; he is professional and is saving the Association lots of money this year.

Peter is considering using Dave Raue for water maintenance issues in the future. His rate is \$150/hour and this includes the use of his equipment. Both Peter and Jack feel Raue is responsible and gets the job done. Stan mentioned that instead of a contract with Dave for ER services, why not get a list of vendors that we can put on a call list just in case Raue is busy? Peter mentioned that American Leak Detection should be on that list.

Barbara asked Peter what Raue charges per hour without the use of his equipment, and he did not know. She also asked them to check around for competition since she thought Raue may be too expensive. She mentioned that she and another SLP person got a high quote from him.

Peter has not ordered the part for System II as a result of the lighting strike. Peter and Harold volunteered to check out the electrical malfunction.

New Business

Legal Expenses - Judy said the Association would realize increased legal costs this year and these are over budget. She has not received the all lawyer's bills yet but said that to date they were over almost \$700. The Association paid Sunland's bill but it was sent to Suzanne for reimbursement.

Judy said Suzanne was told last year if she made calls on her own, she would be responsible for the charges. Jack stated he couldn't imagine why a professional did not get the charges cleared up front instead of sending a charge to the Association without prior warning. J. Brophy said to prevent this from happening again the Board should allow only the executive officers to speak with Association lawyers and the management company. Joe said this would have to be on the agenda of the new board.

Managing the Annual Meeting -

Joe asked for lessons learned from last year's annual meeting and wants to prevent what happened last year (*a very long meeting and a free-for-all* in his view). Stan stated there should be no interruptions until the Summary Report is finished by *all* board members. He also suggested that there be a time limit of 2-5 minutes for members in the audience to present their issues. There was some discussion and Mary Moore asked for clarification. Were they intending to prevent people from asking questions during presentations if they don't understand something? In the end it was decided that when new business is introduced in the agenda attendees will be given no more than 2 minutes to present an issue and no more than 5 minutes will be devoted to discussion of that issue. Whether they will allow interruption for questions is uncertain. No action will be taken on new business at this meeting, but members may submit their issues in writing to the Board.

Judy asked for additional names of volunteers. She currently has 11. The Board will hand out \$25 gift cards to these people at the meeting. The IRS will not allow any more than that.

M. Moore announced that they've successfully installed a satellite internet service called Exede and are consistently getting download speeds of 15-20 mbs. The monthly cost of the system depends on how many Gigabytes of data one chooses. They opted for the 10 Gbyte system which

costs \$49/mo. Parties interested in getting more information about the system should call her husband, Jeff (he's in the book).

The executive session then started; we left.

[bv/mm]

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